Karen Johnson Davidson County
Batch# 835650 DEEDWARR
04/06/2022 12:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220406-0039924

Commitment Number: TN21106278

After Recording, Send To:

Boston National Title LLC
400 Rouser Rd. Bldg. 2 Suite 500
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21106278.

New Property Owner/Mail Tax Statements To:
Thoai Ha and **Destinie Ha**, 3124 MOOREWOOD DR, NASHVILLE, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
060 02 0 155.00

GENERAL WARRANTY DEED

Thoai Ha married to **Destinie Ha**, hereinafter grantor, whose tax-mailing address is **3124 MOOREWOOD DR, NASHVILLE, TN 37207**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Thoai Thanh Ha** and **Destinie Nguyen Ha**, husband and wife, hereinafter grantees, whose tax mailing address is **3124 MOOREWOOD DR, NASHVILLE, TN 37207**, the following real property:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 124, AS SHOWN ON THE MAP ENTITLED SECTION ONE, PARKWOOD ESTATES, OF RECORD IN BOOK 2900, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE.E PROPERTY DESCRIPTION.
Property Address is: 3124 MOOREWOOD DR, NASHVILLE, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20210917-0125552 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 060 02 0 155.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever. –

Executed by the undersigned on March 22, 2022:

Thoai Thanh Ha

Destinie Nguyen Ha

STATE OF California
COUNTY OF Alameda

The foregoing instrument was acknowledged before me on March 22, 2022 by **Thoai Thanh Ha** and **Destinie Nguyen Ha** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

P. CHRISTOPHER NAPOLI
COMM. NO. 2353584
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXPIRES APRIL 29, 2025

Maximum principal indebtedness for Tennessee recording tax purposes is 1.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of California
County of Alameda

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22 day of March, 2022.

Affiant

Thoai thanh Ha

Print Name

(Seal)

Notary Public

My commission expires:

April 29, 2025

P. Christopher Napoli

Print Name

Notary Public

P. CHRISTOPHER NAPOLI
COMM. NO. 2353584
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXPIRES APRIL 29, 2025

True Copy Certification
State of Tennessee

I, AARON AVERY, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **3-22-2022** .

Affiant Signature

3-22-22

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 22nd day of MARCH, 2022.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462